06R-8 Introduce: 1-9-06

RESOLUTION NO. A-____

USE PERMIT NO. 89C

1	WHEREAS, Ridge Development Company has submitted an application in			
2	accordance with Sections 27.27.080 of the Lincoln Municipal Code designated as Use Permit			
3	No. 89C to develop 183,980 sq. ft. of retail, restaurant, bank and office uses, with adjustments			
4	to yard setbacks and to allow lots without frontage to a public street or private roadway, on			
5	property generally located at South 14th Street and Pine Lake Road, and legally described as:			
6 7 8 9	Lots 1, 2, and 3, Block 2, and Outlot A, Block 3, Pine Ridge 1st Addition; Lots 1 and 2, Pine Ridge 2nd Addition; Lots 1, 2, 3, 4, and Outlot A, Pine Ridge 3rd Addition; Lot 1 and Outlot A, Pine Ridge 4th Addition, Lincoln, Lancaster County, Nebraska;			
10	WHEREAS, the real property adjacent to the area included within the site plan fo			
11	this commercial development will not be adversely affected; and			
12	WHEREAS, said site plan together with the terms and conditions hereinafter set			
13	forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal Code to			
14	promote the public health, safety, and general welfare.			
15	NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of			
16	Lincoln, Nebraska:			
17	That the application of Ridge Development Company, hereinafter referred to as			
18	"Permittee", to develop 183,980 sq. ft. of retail, restaurant, bank and office uses, on the propert			
19	legally described above be and the same is hereby granted under the provisions of Section			
20	27.31.100 of the Lincoln Municipal Code upon condition that construction and operation of said			
21	commercial development be in strict compliance with said application, the site plan, and the			
22	following additional express terms, conditions, and requirements:			
23	1. This permit approves 183,980 square feet of retail, restaurant, bank, and			

office uses (98,400 on Block 2); grants waivers to the B-2 district height and area

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- regulations to reduce yard setbacks to 0' except as shown on the site plan; and waives
 the requirement of Lincoln Municipal Code § 26.23.140(g) to allow lots that do not front
 upon and have access to a public street or private roadway.
 - 2. Before receiving building permits:

- The Permittee must submit five copies of an acceptable revised final plan.
- b. The construction plans shall comply with the approved plans.
- c. Final Plats shall be approved by the City.
- 3. Before occupying the building all development and construction shall have been completed in compliance with the approved plans.
- 4. All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.
- 5. The site plan approved by this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 6. This resolution's terms, conditions, and requirements bind and obligate the Permittee, its successors and assigns.
- 7. The Permittee shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the Permittee.

1	8. The site plan as approved with this resolution voids and supersedes all			
2	previously approved site plans, however all resolutions approving previous permits			
3	remain in force unless specifically amended by this resolution.			
			Introduced by:	
	Approved as to Form & Legality:			
	City Attorne	у		
			Approved this day of, 2006:	
			Mayor	